



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

June 12, 2015

Alan Franklin, PE
427 Cranberry Lane
Crozet, Va 22932

RE: SP201400019 Virginia Asphalt Services, Inc.

Dear Mr. Franklin:

The Albemarle County Planning Commission, at its meeting on May 19, 2015, by a vote of 6:0 recommended approval of the above-noted petition to the Board of Supervisors.

Please note that this recommendation is subject to the following conditions:

1. The development of the site shall be in general accord with the plan entitled "Virginia Asphalt Services Landscape/Screening Plan" revised 2-17-2014 and prepared by Terra Concepts, PC/Alan Franklin PE, LLC, (hereafter referred to as the Concept Plan) as determined by the Director of Planning and the Zoning Administrator, and subject to the following conditions. To be in general accord with the Concept Plan, development and use shall reflect the following major elements within the development essential to the use, as shown on the Concept Plan:
 - a. Building location
 - b. Sales, storage and display area size and locationMinor modifications to the plan that do not conflict with the elements listed above may be made to ensure compliance with the Zoning Ordinance and ARB requirements.
2. Equipment shall be sold, stored or displayed only in areas indicated for sales, storage or display on the Concept Plan.
3. The site shall be landscaped in general accord with the Concept Plan, except that:
 - a. Evergreen screening tree height shall be 8' - 10' minimum at planting.
 - b. Shade trees along Avon Street Extended shall be 3½" caliper minimum at planting.
 - c. Shade trees along the entrance drive shall be 2½" caliper minimum at planting.
 - d. A staggered row of evergreens shall be provided along the south side of the sales/storage/display area or the south side of the parcel.
 - e. A staggered row of evergreens shall be provided along the north and west sides of the entrance drive and asphalt paved area.
 - f. The ARB may require landscaping that is in excess of its design guidelines, Albemarle County Code § 18-32.7.9, or both, in order to mitigate the visual impacts of the proposed use on the Entrance Corridor.

4. Maximum height of equipment to be sold, stored or displayed shall not exceed 12'. This height includes equipment sold, stored or displayed on parked vehicles. Other than equipment sold, stored or displayed on parked vehicles, equipment shall not be elevated.

Within 30 days of the date of this letter, please do one of the following:

- (1) Resubmit in response to Planning Commission recommendations**
- (2) Request indefinite deferral**
- (3) Request that your Board of Supervisors public hearing date be set**
- (4) Withdraw your application**

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Margaret Maliszewski
Principal Planner
Planning Division

CC: Virginia Asphalt Services Inc
439 Burchs Creek Rd
Crozet Va 22932